

REQUIRED OFF-STREET PARKING				
Use description	UNITS OF MEASURE	REQUIRED PARKING SPACES		
		QUANTITY	UNITS PER SPACE	REQUIRED SPACES
Retail	1,800 sf	11	1 unit per 200 sf	11
TOTAL REQUIRED				11

BUILDING AREA USE WORKSHEET					
Use description	building floor area				
	before (sf)	Delete (-sf)	Add (+sf)	after (sf)	
Retail Store	1,800	0	0	1,800	
Garage	765	0	0	765	
Warehouse	0	0	2,560	2,560	
Total floor area	2,565	0	2,560	5,125	

LOT COVERAGE WORKSHEET										
Surface	Lot Coverage Before		Modifications		Lot Coverage After		Proposed Disturbed Area	Notes		
	(sf)	Lot %	Delete (-sf)	Add (+sf)	(sf)	Lot %			(sf)	
Impervious Surfaces										
Building footprint	2,565	6 %	0	2,560	5,125	12%	3,780		10	
Parking lot	6,365	15%	0	50	6,415	15%	546		10	
Other paving	4,510	10%	0	175	4,685	11%	235	10		
								10		
Total impervious	13,440	31%		2,785	16,225	38%	4,561	10		
Pervious Surfaces										
forest stand	0	0 %	0	0	0	0 %	0	10		
landscaping trees, shrubs & ground covers	5,518	13%	0	0	5,518	13%	0	10		
lawn	23,766	56%	2,785	0	20,981	49%	0	10		
other pervious areas	0	0 %	0	0	0	0 %	0	10		
Total pervious	29,284	69%	2,785	0	26,499	62%	0	10		
Lot Total	42,724 sf	100 %			42,724 sf	100 %	4,561	21		

LOT COVERAGE WORKSHEET NOTES

DISTURBED AREA:
21) The total proposed disturbed area will be less than the code-required threshold for needing a grading permit (30,000sf). Also, the total proposed disturbed area is less than the code-required threshold for needing storm-water management (5,000sf). Because of this low amount of disturbed area, we believe that we are exempt from needing a grading permit or needing storm-water management.

EXISTING CONDITIONS SURVEY

The purpose of our drawings is to show proposed improvements and alterations to the existing property. To the best of our understanding, our drawings describe the existing conditions. Stoker Associates prepared this site plan based on data from the following sources:

** Maryland Department of Assessments and Taxation
** Harford County Department of Planning & Zoning
** Harford County water and sewer Department
** US Department of Agriculture
** Maryland Department of Environment
** site plan by , dated *

Stoker Associates excludes a title search. Whether shown on this drawing or not, the property may be subject to easements, right-of-ways and/or encumbrances evidenced by a subsequent title search.

ZONING NOTES:

The following general notes apply:

PROPERTY STREET ADDRESS:
525 Pritt Ln
Bel Air, MD 21014

LEGAL DESCRIPTION:
Tax Account #: 078434

Tax Map 41; Grid #2A; Parcel #28; Lot #72

Plat #3059

Deed Reference: 05510/00637

Election District: 03

Subdivision Name: 3130

Zoning District: B-3

OWNER-DEVELOPER NAME:
S & J Duffy LLC

OWNER-DEVELOPER ADDRESS:
C/O Mr and Mrs John Duffy
525 Pritt Ln
Bel Air, MD 21014-1829

EXISTING USE: Retail

PROPOSED USE: Retail and Storage

MATERIAL & EQUIPMENT STORED OUTDOORS ON-SITE:
*none proposed

Number of Zoning-required On-site Parking Spaces:
11 spaces = 1800sf x 1 space per 200sf
11 spaces = total zoning-required parking spaces

Number of employees: 4

NATURAL RESOURCES NOTES:

NON-TIDAL WETLANDS: none known within 100ft of disturbed area nor anywhere on site.

EXISTING STREAMS: none known within 100ft of disturbed area nor anywhere on site.

TIDAL WETLANDS: none known within 100ft of disturbed area nor anywhere on site.

CHESAPEAKE BAY OVERLAY DISTRICT: none known within 100ft of disturbed area nor anywhere on site.

FEMA FLOODPLAIN AREAS: none known within 100ft of disturbed area nor anywhere on site.

FOREST:

There is no existing forest on site.

SOIL CONDITIONS:

SUBSOIL INVESTIGATION: Stoker Associates did not perform an on-site subsurface investigation. Stoker Associates does not warrant the actual existing subsurface conditions are as we estimated. The scope of the construction work is based on estimated conditions. We based the estimated condition on our interpretation of public data from U.S. Department of Agriculture.

SOIL TYPES: We estimate the soil type on-site is MsB2.

WATERTABLE DEPTH: We estimate the normal watertable depth is approx more than 5ft below existing finished grade, and the watertable depth will be below the lowest bottom of footings.

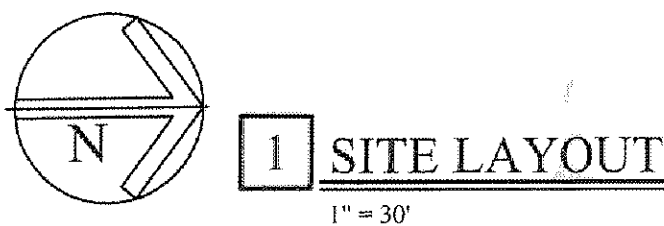
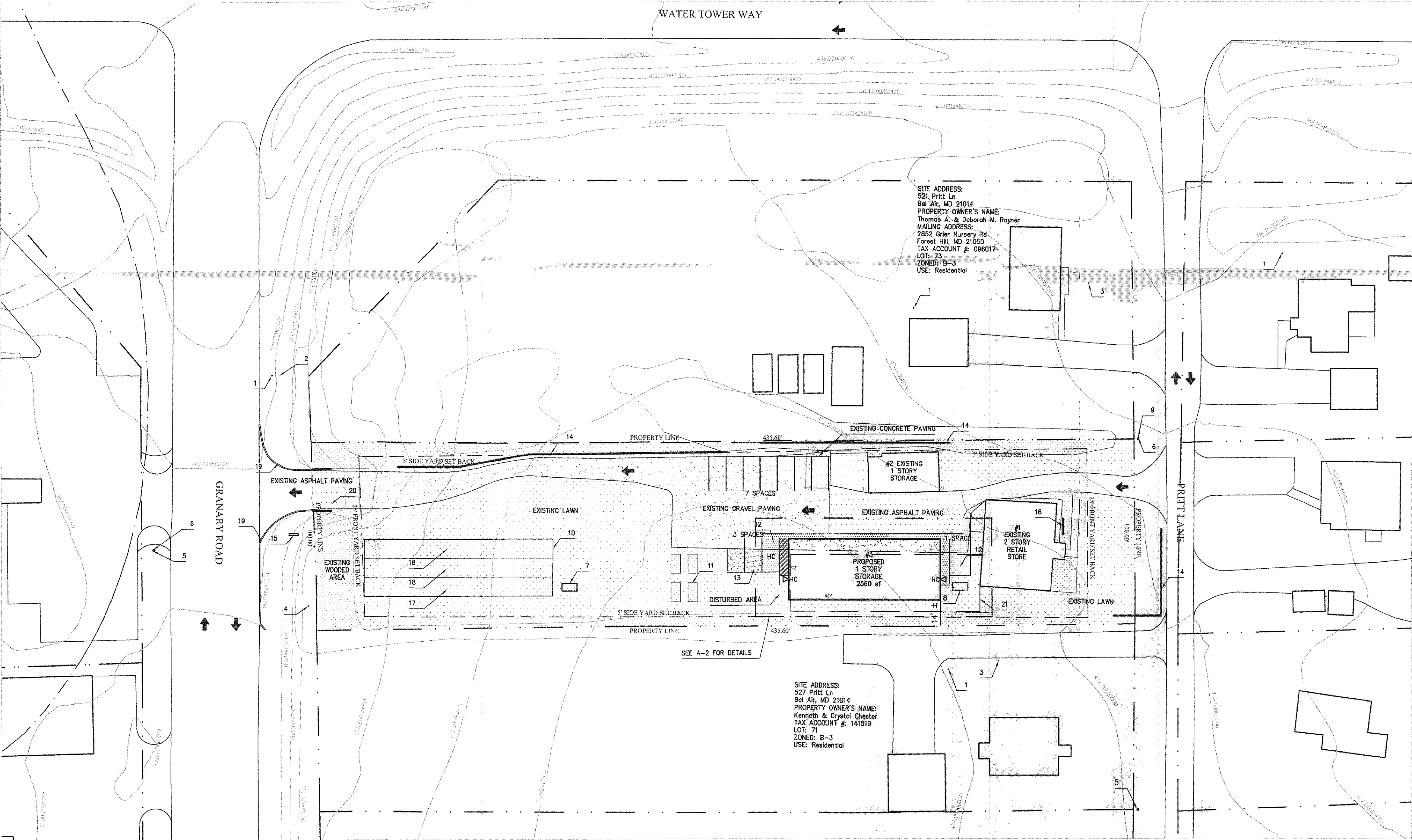
BEDROCK DEPTH: We estimate the top of rock depth is approx 5ft to 12ft below existing finished grade, and the bedrock depth will be below the lowest bottom of footings.

STEEP SLOPE CONDITIONS: The proposed finished grade slopes for the site should be less than 15%. The site may have some finished grades between 15% and 25%. We believe none of the proposed finished grade slopes for the site will be 25% or more.

DAC PLAN NOTES:

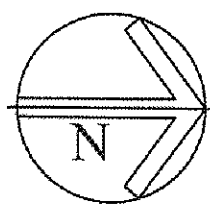
The following general notes apply:

- Existing well.
- Existing fire hydrant.
- Existing septic clean out.
- Existing water meter.
- Existing electrical post.
- Existing phase one transformer.
- Provide new septic tank.
- Remove existing septic tank.
- Existing public street light.
- New absorption field.
- Existing flower box.
- Provide new asphalt paving.
- Provide new gravel paving.
- Existing fence.
- Existing externally illuminated free-standing sign.
- Existing free-standing sign.
- Provide new trench for septic system.
- Future back-up trench area for septic system.
- Existing curb.
- Existing gate.
- Remove fence.



1 SITE LAYOUT

1" = 30'



1 LOCATION MAP

NOT TO SCALE

Professional Certification.

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 7767-R, expiration date Aug 27, 2013.

Drawings are schematic & dimensions are approximate. Contractor shall verify actual dimensions of components to fit field conditions.

STOKER ASSOCIATES

ARCHITECTURE

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BARON'S K-9 STORAGE BUILDING

525 PRITT LANE
BEL AIR, MD 21014

FILE#: 201279C01SITE

JOB#: 201279 DATE: 01/16/13

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SHEET #:

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